



## DEPARTMENT OF THE AIR FORCE

HEADQUARTERS 88TH AIR BASE WING (AFMC)

WRIGHT-PATTERSON AIR FORCE BASE, OHIO

14 July 2004

### MEMORANDUM FOR SEE DISTRIBUTION

FROM: 88 ABW/EM  
5490 Pearson Rd.  
Wright-Patterson AFB OH 45433-5332

SUBJECT: Minutes of the May 2004 Environmental Advisory Board (EAB) Meeting

1. Location: Fairborn Library
2. Date/Time: 19 May 2004, 6:00 pm
3. Co-chairmen: Mr. Ronald Lester, 88 ABW/EM and Mr. Rich Little, Beavercreek Township
4. Members Present:

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE</u>	<u>E-MAIL ADDRESS</u>
Lester, Ron	88 ABW/EM	257-6596	ronald.lester@wpafb.af.mil
Boada-Clista, Lydia	League of Women Voters	865-4164	<a href="mailto:lydia.boada-clista@ohio.doe.gov">lydia.boada-clista@ohio.doe.gov</a>
Burke, Justin	Ohio EPA/OFFO	285-6469	<a href="mailto:justin.burke@epa.state.oh.us">justin.burke@epa.state.oh.us</a>
Falleur, Jack	Green Env. Coalition	676-1036	jfalleur@innovio.com
Goltz, Mark	Beavercreek Env. Adv. Comm.	436-4603	mark.goltz@afit.edu
Hammond, Scott	MVRPC	223-6323	shammond@earthlink.net
Little, Rich	Beavercreek Township	426-2917	richard.little@beavercreek.k12.oh.us
Shoemaker, Jim	City of Dayton	333-3727	
Sowers, Bob	City of Fairborn	754-3097	<a href="mailto:Bob.sowers@CI.fairborn.oh.us">Bob.sowers@CI.fairborn.oh.us</a>

5. Members Absent:  
Mark Bamberger Miami Conservancy District  
Chris Berger City of Huber Heights  
Mason-Smith, Karen US Env. Protection Agency  
Tweed, Tom Sierra Club  
698-5015 [star5838@highstream.net](mailto:star5838@highstream.net)

6. Other Attendees:  
Clendenin, Tim 88 ABW/EMY 257-8102 [timothy.clendenin@wpafb.af.mil](mailto:timothy.clendenin@wpafb.af.mil)  
Ferguson, Jan 88 ABW/EMO 257-5528 [janet.ferguson@wpafb.af.mil](mailto:janet.ferguson@wpafb.af.mil)  
Jurick, Bob Greenway Comm. Land Trust 878-6060  
Kennedy, Phyllis 88 ABW/EM 257-7516 [phyllis.kennedy@wpafb.af.mil](mailto:phyllis.kennedy@wpafb.af.mil)  
Murphy, Sue ASC/PA 255-6010 [susan.murphy@wpafb.af.mil](mailto:susan.murphy@wpafb.af.mil)  
Nicodemus, Nic 88 ABW/EMY 257-5527 [martin.nicodemus@wpafb.af.mil](mailto:martin.nicodemus@wpafb.af.mil)  
Rogers, Linda 88 ABW/EMO 257-5537 [linda.rogers@wpafb.af.mil](mailto:linda.rogers@wpafb.af.mil)

7. Administrative:

Mr. Ron Lester called the meeting to order at 6:00 p.m. Mr. Lester provided an update on the changes that have occurred in Environmental Management (EM) as a result of our being awarded the government contract in the A76 process. Mr. Lester introduced Ms. Sue Murphy as Susan Ferns' replacement as EM's PA representative and also introduced Tim Clendenin and Nic Nicodemus from EM.

8. New Business:

a. ECAMP Quarterly Review.

Mr. Lester presented an update of the findings from the external ECAMP held in 2003. As of April 2004, three major and four minor findings still remain open. An internal ECAMP was held in late April 2004. The inspectors were comprised of 25 people from across Wright-Patterson, Air Force personnel and contractors. The findings from that ECAMP are currently in the validation process.

b. Environmental Impact Analysis Process (EIAP).

Mr. Lester provided an update for the list of ongoing environmental assessments being conducted by EM.

- Enclose Open Ditch #5. The issue of the open ditch deals with the attraction of water fowl which is a safety hazard to outgoing and incoming aircraft. The Finding of No Significant Impact (FONSI) was signed by the Commander on 15 March 2004.
- General Management Plan. This project under a National Park Service contract, when completed, will provide direct access from the Wright Memorial area to Huffman Prairie Flying Field. The draft Environmental Impact Statement (EIS) is currently in progress. The schedule for completion of the EIS is pending.
- C-5 Conversion. The draft Environmental Assessment (EA) for converting the 445th Air Lift Wing at Wright-Patterson AFB from C-141 aircraft to C-5s was received on 15 March 2004. The project is under an Air Force Reserve Command contract. The assessment is scheduled to be completed by August 2004.
- Housing Privatization EBS. Comments were received for the draft Environmental Baseline Study (EBS) on 20 April 2004. The EBS is scheduled for completion in May.
- Dog Kennel Renovation. The contract was awarded for renovation of the dog kennels for Security Forces. The completion date for the project is 30 October 2004.
- Information Technology Center. The contract has been awarded for construction of the Technology Center at the previous site of Building 125. The Environmental Assessment will be completed in November 2004.

- Alter NAIC Complex. The contract has been awarded and has a completion date of 1 October 2004.
- Hangar Space for Wright Flyer. The contract has been awarded to complete an Environmental Assessment for the construction of a hangar to house the Wright Flyer. This project should be completed in January 2005.

c. Privatization of Brick Quarters.

Dr. Jan Ferguson presented an overview of privatizing the housing located in Area C currently occupied by senior military officers and their families. Government Housing Privatization is a Department of Defense initiative being driven by the shortage and poor quality of affordable government housing. The average age of current government housing is approximately 32 years. The cost of renovating current housing using a MILCON is \$5.6 billion and would take the government approximately 12 years to complete. The private sector, on the other hand, would accomplish bringing the housing up to standard in less time and would be more cost effective. The government would transfer ownership of the housing to the private developer. The developer would renovate each unit, as it becomes vacant, to market standards. The military member would lease the house from the developer. The Air Force will oversee the management by setting parameters the developer must follow via an operating agreement. There is a list of planned renovations such as updating the electrical and plumbing systems and refurbishing the kitchens and bathrooms.

The goal for privatization of the Brick Quarters historic housing area is to ensure the lease has adequate verbiage to guarantee historic features are preserved by the developer so the housing will maintain its historic value. The base and the developer working closely with the Ohio Historic Preservation Office will achieve that goal.

Dr. Ferguson explained the Programmatic Agreement between the developer and the Ohio Historic Preservation Office (OHPO) that divides the projects into two categories; one without regulatory involvement and the second requiring regulatory agency approval before renovations can be made. Phase I of the privatization process at Wright-Patterson was completed at Woodland Hills and Page Manor in 2002. Phase II will privatize the remaining housing at Green Acres, Pine Estates, the Brick Quarters and the Foulis House. The privatization process is expected to be completed by 30 September 2004, and renovation will begin shortly thereafter.

Ms. Lydia Boada-Clista inquired whether any of the units currently contain lead paint or asbestos. Mr. Nic Nicodemus advised that EM has conducted surveys of the units, complete with analytical lab results. If EM feels that the survey has not been adequately done or any potential hazardous substances haven't been identified, the survey is repeated to ensure the housing is safe for occupancy. The issue of lead and copper in the houses was addressed by Ms. Rogers. Every three years various housing units are sampled for lead and copper. The analyses have not shown any significant levels of lead/copper in the water.

The topic of Utility Privatization was mentioned and Mr. Lester informed the group that the issue is currently being studied and the topic will be discussed at the next EAB meeting in August.

d. Installation Restoration Program Budget.

Ms. Linda Rogers presented the 2005-2007 Restoration Budgets to the EAB for their approval. The budget for 2005 projects covered was as follows:

- Manpower
- Technical Information Support (TIS)
- TDY (travel expenses incurred from attending training and conferences)
- Groundwater Treatment System
- Basewide Monitoring Program
- Remedial Action Operations (RA-O) at Operable Unit 1
- Community Relations (public notices, etc.)
- Supplies and Equipment (budget has been significantly reduced for FY05/06, AF-Wide)
- LAN Support (Computer issues)
- RA-O at 7 Landfills and Spill Site
- LTM for Soil Gas
- Removal Action-AOC for Building 20055 (contaminated soils removal) (Action awaiting regulatory approval on QAPP).

Ms. Boada-Clista was concerned about EM having adequate staff expertise to address and complete these projects. Mr. Lester assured her that since there are no major remedial investigations planned and since we are in an operations and maintenance (O&M) mode, with only one open PA/SI, the three existing IRP positions are sufficient.

Ms. Rogers informed the group that the total of the proposed budget is \$1.5 million. After several concerns regarding the ongoing actions were answered, it was the consensus of the EAB that the FY5 Budget is acceptable.

e. Design Review Process.

Mr. Tim Clendenin presented this topic about the various stages of the process. This process ranges from an office making minor construction changes to the major construction of a building and insures that the construction, maintenance, or a repair on base complies with environmental requirements. The Design Review Program Manager serves as a liaison between EM and the Civil Engineering (CE) Office. The beginning of the process is the notification (Form 332) received by EM from CE regarding a project request. EM reviews the plans and/or conceptual designs and identifies potential environmental issues associated with the project. EM provides feedback to CE regarding surveys that must be performed and/or permits necessary before actual construction can begin. Examples of these permits are Permits-to-Install (Air Permits), Stormwater and Storage Tank Permits. If the project requires use of hazardous materials, the Design Review Program Manager ensures that the design/construction specifications address hazardous material management, as well as hazardous waste management and disposal. There are also requirements dealing with cultural and/or historic resource issues in which the Cultural Resources Program Manager in the office would consult with the project manager for the project. There are Installation Restoration Program (IRP) issues dealing with the history of the construction location i.e., what kinds of operations were conducted years ago on that site. There are also Natural Resources issues to be considered in terms of whether the construction will affect any endangered species or wetlands.

Pollution Prevention opportunities must be considered when disposing of construction debris. The cost of disposing construction debris can be avoided by recycling items such as asphalt, concrete, wooden beams, doors, smoke alarms, light ballasts, fluorescent lights, and fiberglass insulation. Another opportunity to practice pollution prevention is Affirmative Procurement which is purchasing recycled materials for construction whenever possible. This cooperation between EM and CE has fostered a partnership and maintained compliance on these projects.

f. Comments.

Mr. Lester announced that a contract has been awarded for the Gravel Lake area to improve the area from a natural resources standpoint and review the possible drying-up of the wetlands areas as a result of pumping activities at the Groundwater Treatment System. Also Mr. Lester informed the group of an uncontrolled release of 100 gallons of JP-8 fuel at the base Fuel Farm area approximately ten days ago. Spill responders were quickly at the site and recovered most of the fuel. The soil has been analyzed showing fuel contamination and BTEX in small amounts.

Mr. Clendenin passed around recycled items and the award nomination data for the demolition of Building 125.

Mr. Lester welcomed Mr. Bob Jurick, president of B-W Greenway Community Land Trust, to his first EAB meeting and invited him to attend future meetings.

The meeting adjourned at 7:15 and the next meeting is scheduled for 18 August 2004 at 6:00 p.m. in the Fairborn Library.

Approved as Written

Ronald J. Lester

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RONALD J. LESTER, Co-Chair

Phyllis J. Kennedy

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PHYLLIS J. KENNEDY, Recorder